

FOR LEASE

Morton Court Building

INDUSTRIAL BUILDING FOR LEASE AT TEA EXIT

27080 Morton Court | Sioux Falls, SD 57108



SIZE

32,248 sf
*subdividable



PRICE

\$8.00 psf (NNN)

Estimated NNN: \$2.75 psf



LOCATION

Strategically located just off Tea exit 73. This property is positioned with one of the fastest growing commercial corridors in the Sioux Falls area, offering convenient access to I-29, the future 85th Street exchange and the future Veterans Parkway.



PROPERTY HIGHLIGHTS

Interstate 1-29 exposure and access. Functional layout with dedicated outdoor storage.



AVAILABLE

Jan. 1, 2027



ZONING

I-1 Light Industrial

Information deemed reliable, but not guaranteed.

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Property Features **Morton Court Building**

Slab: 5" concrete
Overhead Doors: Two (2) 18' Doors
Sidewall: 18' (Main)
14' (Addition)
Insulation: Batt
Clear Height: 18' and 14'
Power: 3-Phase
HVAC: Reznor & radiant tube heat
Other Features: Floor drains and elevated loading dock
Parking: Ample parking including 28 paved parking stalls
Office/Restrooms: 2,850 sf
Storage Area (Mez): 2,850 sf

Recent Capital Improvements:

- New radiant tube
- All new electric
- Newly remodeled office and restrooms



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Site Map Morton Court Building



source: <https://southveteransparkway.com>



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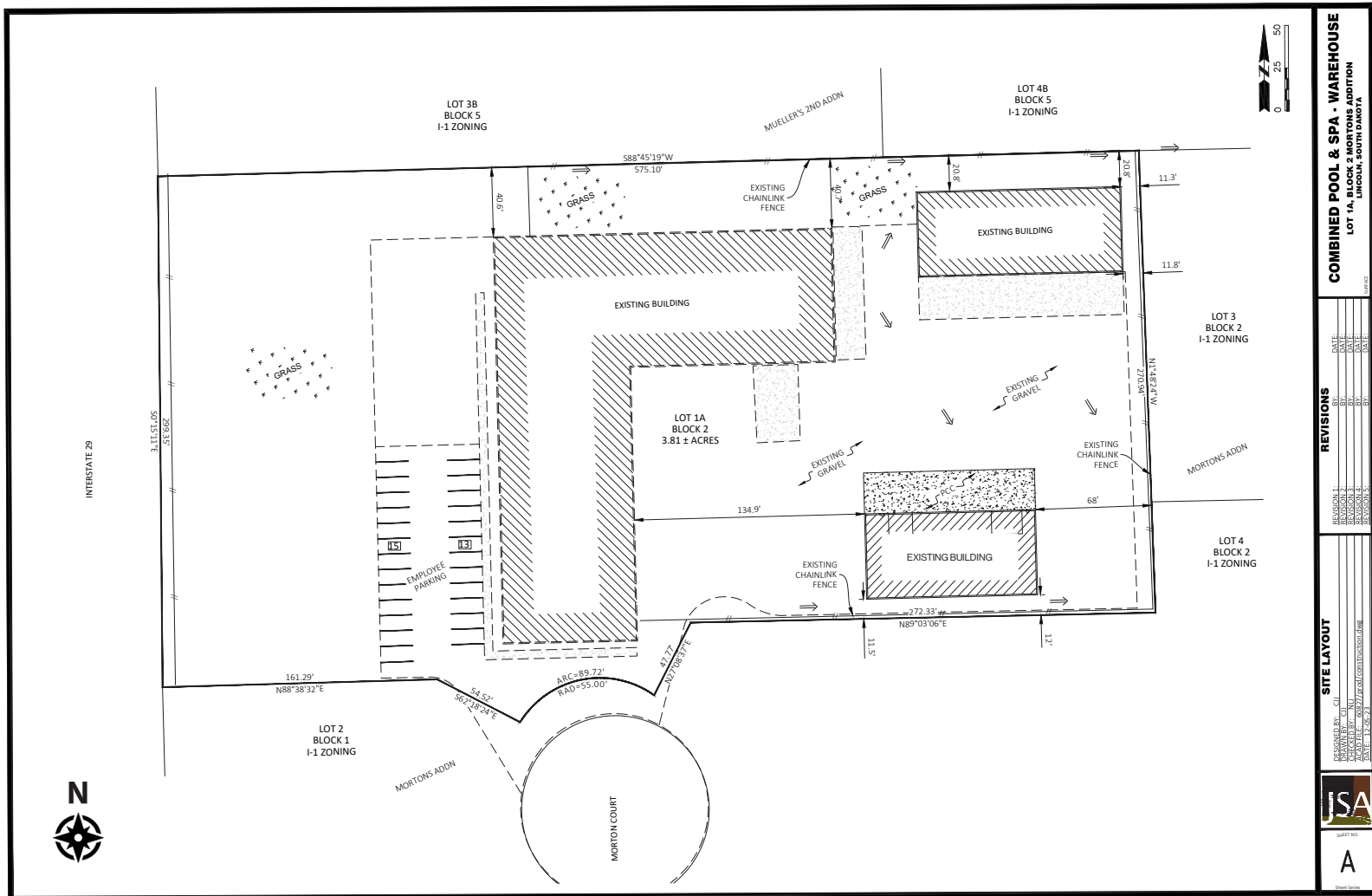
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Site Map
Morton Court Building



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Site Plan Morton Court Building



COMBINED POOL & SPA - WAREHOUSE
LOT 1A, BLOCK 2 MORTONS ADDITION
LINCOLN, SOUTH DAKOTA

REVISIONS	
NO.	DATE
1	11/11/2011
2	11/11/2011
3	11/11/2011
4	11/11/2011
5	11/11/2011
6	11/11/2011
7	11/11/2011
8	11/11/2011
9	11/11/2011
10	11/11/2011

SITE LAYOUT	
DESIGNED BY	CJ
DRAWN BY	MD
CHECKED BY	MD
DATE	11/11/2011

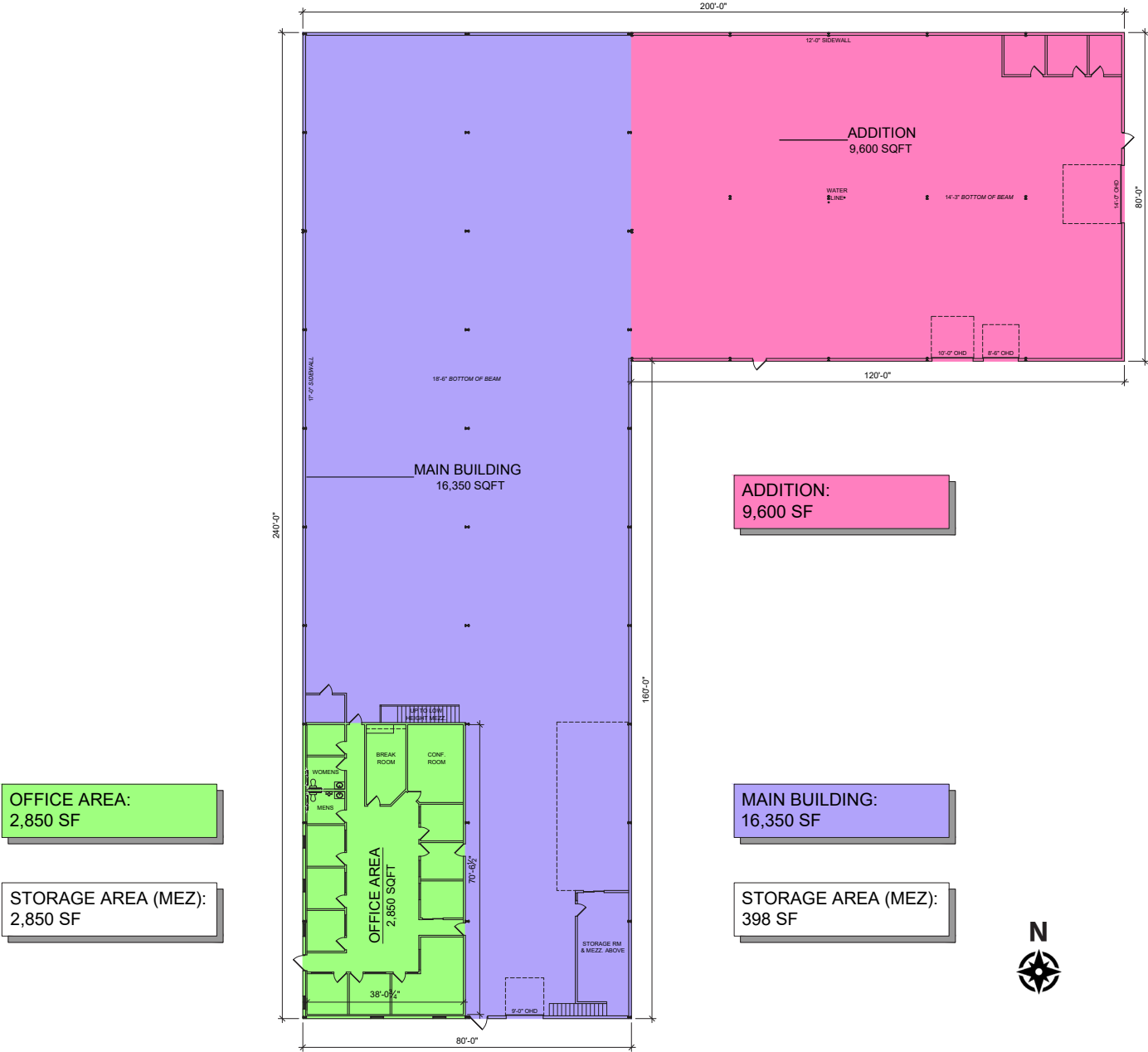


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Building Floor Plan
Morton Court Building



200 N. HERITAGE PKWY
SUITE 104
TEA, SD 57064
PHONE: 605-667-0971
www.Dakota3D.com



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Exterior Photos
Morton Court Building



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Interior Photos
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